

COYOTE VALLEY SPECIFIC PLAN

Strategy Assumptions and Principles

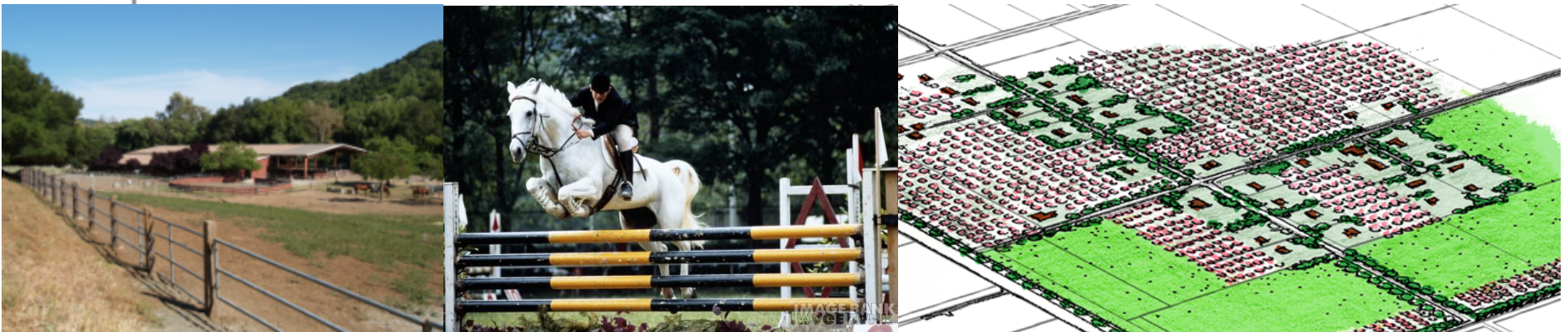
1. Maintain existing City and County General Plan policies and Zoning regulations
2. Single family residential use remains an economic value
3. Existing legal lots of record are recognized
4. Agricultural uses are allowed and encouraged, not required
5. City will not extend urban services into South Coyote Valley



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Draft Strategy Elements

- Identify locations for trails, recreation, resource areas/corridors in Coyote Valley
- Identify areas suitable for agricultural production, buffers, and other open space uses
- Establish design, landscaping, and roadway guidelines



Explore institutional arrangements:

1. A non-profit or quasi-public entity should manage the easements for multiple uses, and:
 - Raise funds and develop partnerships
 - Manage the interface between different greenbelt uses and activities



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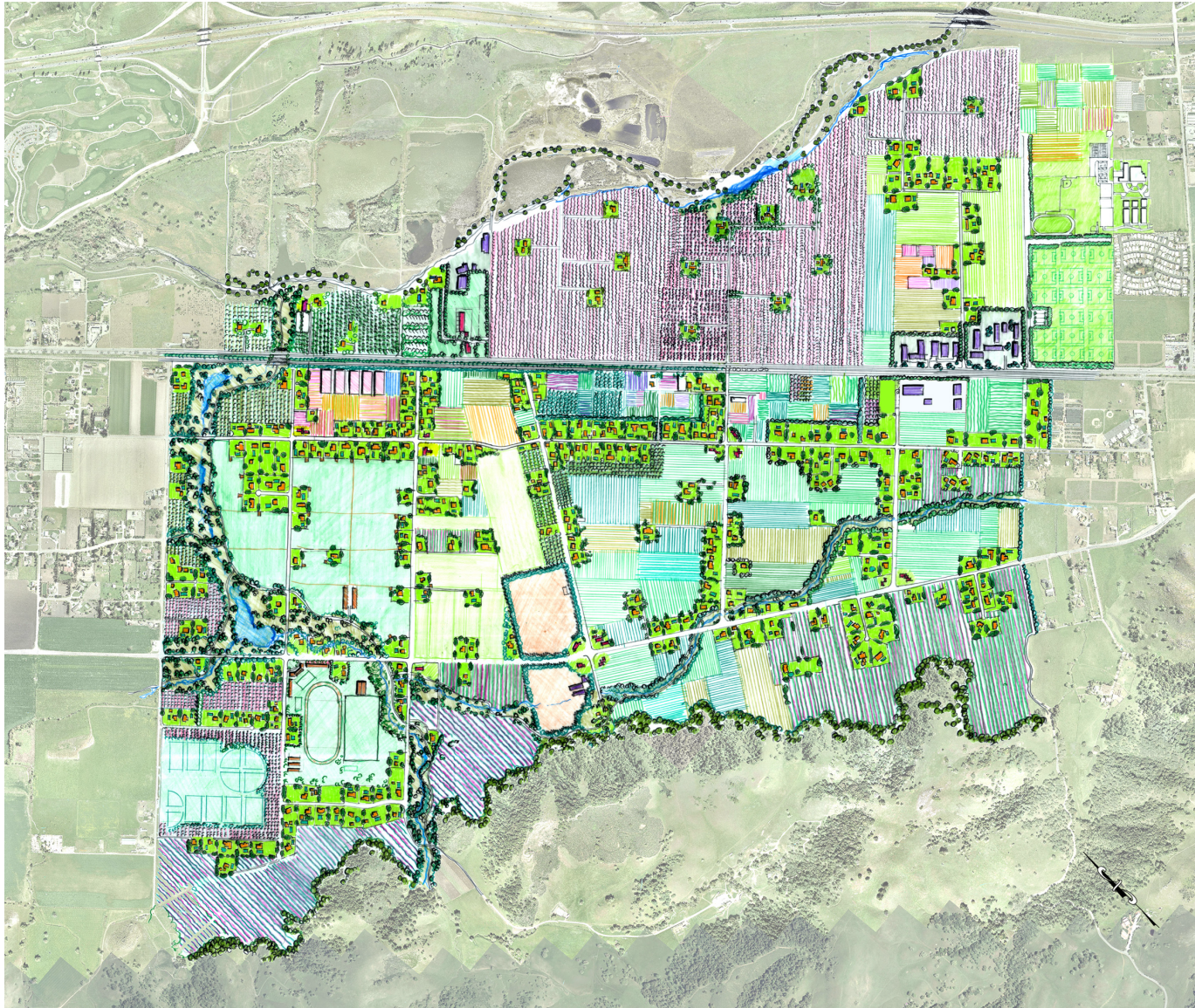


Pursue variety of creative funding opportunities, including:

- Partnerships with conservation entities (e.g., County Park Open Space Authority, etc.)
- Environmental mitigation
- Grant funding for open space, agriculture, habitat, etc
- Organizational seed money
- Agricultural management fees

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South Coyote Land Use Concept



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Next Steps

- City Council Progress Reports
 - Traffic
 - Fiscal/Financial/Phasing
 - Draft Specific Plan
 - Draft Zoning
- Complete EIR
- Continue Community Involvement

